



City of Cathedral City Public Hearing Notice Notice of Availability for Public Review and Environmental Determination

Notice is hereby given that the Cathedral City Planning Commission will hold a Public Hearing on the following:

CASE(S)

Conditional Use Permit No. 23-008

Variance No. 24-001

APPLICANT/REPRESENTATIVE

Ghatas Tomeh

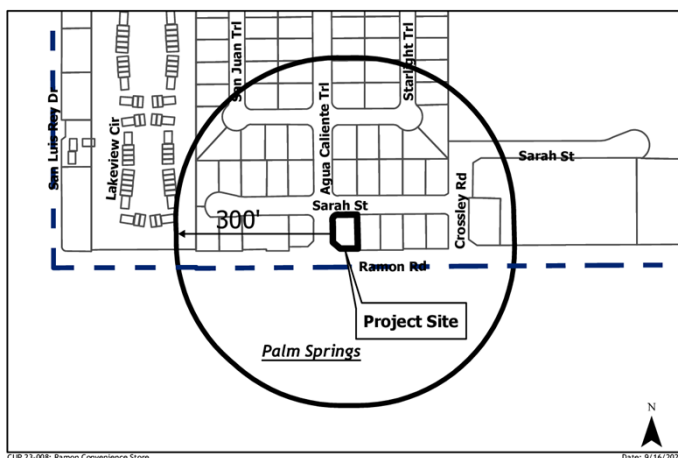
PROPOSAL

Request to establish a new 3,058 square-foot convenience store within an existing 3,8555 square-foot building located within the PCC (Planned Community Commercial) Zoning District. The project Includes variance request to reduce the required parking stalls for the entire existing building from seventeen to five (CCMC Section 9.58.020), eliminate the required off-street loading space (CCMC Section 9.58.130), reduce the required 24-foot aisle width to 20.3-feet (CCMC 9.58.080A), eliminate the required 5% parking area landscaping (CCMC Section 9.58.100), and eliminate the requirement for 50% of parking spaces to be shaded (Section 9.78.010C).

LOCATION

67430 Ramon Road

(Assessor's Parcel No. 677-444-009)



ENVIRONMENTAL DETERMINATION

The Project is exempt from the California Environmental Quality Act (CEQA) per Section No. 15303, Class No.3 (New Construction or Conversion of Small Structures).

All information regarding the proposed project is available for public review at the City of Cathedral City

Civic Center, Planning Department, 68-700 Avenida Lalo Guerrero during regular business hours (Monday through Friday, 8:00 AM - 4:30 PM)

DATE AND TIME OF HEARING

October 2, 2024, at 6:00 PM, or as soon thereafter as the matter may be heard.

PLACE OF HEARING

Cathedral City Civic Center — Council Chambers
68-700 Avenida Lalo Guerrero
Cathedral City, CA 92234

Any person may appear at the hearing and be heard in support of, or opposition to, or provide other testimony on the proposed project or environmental determination. In addition, persons may also submit written testimony on the proposed project or environmental determination, which must be received by the Project Planner prior to the close of the public hearing.

The Planning Commission, at the public hearing or during deliberations, may approve, deny, or propose changes to the project or to the environmental determination.

If you challenge any of these items in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice or in written correspondence.

For further information, contact the Project Planner at:

Manuel Rocha, Assistant Planner
68-700 Avenida Lalo Guerrero
Cathedral City, CA 92234
(760) 202-2492

NOTE: In compliance with the Americans with Disability Act, if you need special assistance to participate in this meeting, please contact the Planning Department at (760) 770-0340. Notification 48 hours prior to the meeting will enable the city to make reasonable accommodations to ensure accessibility to this meeting. {28 CFR 35.104 ADA TITLE II}

